



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD

THURSDAY, JANUARY 15, 2004

THE VILLAS MEETING ROOM
(Located adjacent to City Hall, at rear of building)
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

BOARD MEMBERS

CHAIR, ROD MARTIN
VICE-CHAIR, JAMES FRUIT
YARMILA KENNETT
JERRY PYLE
VACANCY

REGULAR MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
 - *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: December 18, 2003

SUBCOMMITTEE ACTIONS:

1. Monterey – Irish Construction
2. Digital Drive – Lot 6
3. SR-03-04: Condit – The Ford Store

CONSENT CALENDAR:

4. **SITE REVIEW, SR-03-21: TENNANT-CINELUX THEATERS:** A request to approve a new entrance and marquee sign for the Cinelux Movie Theaters located at Tennant Station on Tennant Ave. in Planned Unit Development (PUD) zoning district. (APN 817-06-039)

Recommendation: Continue to February 5, 2004 meeting.

OLD BUSINESS

5. **SITE REVIEW, SR-03-19: DEWITT-MARRAD:** A request for site, landscape and architectural plan approval for the construction of a 4-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD. (APN 773-08-015)

Recommendation: Reconvene Public Hearing/Adopt Resolution No. 03-032, approving request.

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6. **SITE REVIEW, SR-02-20: DEWITT-MARQUEZ/GLUHAICH:** A request for site, landscape and architectural plan approval for the construction of a 5-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD. (APN 773-08-014)

Recommendation: Reconvene Public Hearing/Adopt Resolution No. 03-033, approving request.

7. **SITE REVIEW, SR-03-15: E. DUNNE-CITY OF MORGAN HILL JACKSON OAKS BOOSTER STATION:** A request to approve site, architecture, and landscape plans for the construction of an approximately 756 sq. ft. pump house structure on a 17-acre lot. The proposed structure will be located in the Open Space zoning district on E. Dunne Ave. approximately 950 ft. east of Jackson Oaks Dr. A mitigated negative declaration is proposed for the project. (APN 729-26-001)

Recommendation: Reconvene Public Hearing/Adopt Resolution No. 03-036, approving request.

8. **SITE REVIEW AMENDMENT, SRA-94-01: WALNUT GROVE – SHELL OIL: :** A request to alter the exterior of the existing shell gas station, mini-mart, and canopy located at 810 E. Dunne Ave. in the Lawrence Oaks Shopping Center in the CG, General Commercial zoning district. (APN 817-11-043)

Recommendation: Reconvene Public Hearing/Adopt Resolution No. 03-031, approving request.

9. **UNIFORM SIGN PROGRAM AMENDMENT, USPA-91-07: VINEYARD TOWN CENTER-KENT:** A request to amend the uniform sign program to for the Vineyard Town Center shopping center to include monument signs and building attached signs for major tenants, located at the south-east corner of Monterey Road and Edmundson Avenue in the Planned Unit Development zoning district. (APN 767-22-035 and 767-22-039)

Recommendation: Reconvene Public Hearing/Continue request to February 19, 2004 meeting.

NEW BUSINESS:

10. **SITE REVIEW, SR-02-13: NINA LANE-CHEN:** A request for site, landscape and architectural plan approval for the construction of five single-family homes (three detached, two attached) on an approximate 1.26-acre site. The subject site is located at the southeast corner of Juan Hernandez Dr. and San Vicente Ct. in an R-1(12,000)/RPD zoning district. (APNs 817-60-062 thru -067)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-002, approving request.

ANNOUNCEMENTS:

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ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.